165.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,400 / 857,400
					USE VALUE:	857,400 / 857,400
					ASSESSED:	857,400 / 857,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEAVEY JAMES R/ TESTAMENTARY
Owner 2:	TRUSTEE
Owner 3:	
Street 1:	24 DANIELS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEAVEY FREDERIC G/ESTATE -
Owner 2:	-
Street 1:	24 DANIELS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1916, having primarily Vinyl Exterior and 2361 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	465,100	3,800	388,500	857,400
Total Card	0.103	465,100	3,800	388,500	857,400
Total Parcel	0.103	465,100	3,800	388,500	857,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.09 /Parcel: 363.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109082

GIS Ref

GIS Ref

Insp Date 04/16/09

!12761!

PREVIOUS ASSESSMENT

Parcel ID 165.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	465,100	3800	4,500.	388,500	857,400		Year end	12/23/2021
2021	104	FV	443,100	3800	4,500.	388,500	835,400		Year End Roll	12/10/2020
2020	104	FV	443,000	3800	4,500.	388,500	835,300	835,300	Year End Roll	12/18/2019
2019	104	FV	361,700	3800	4,500.	388,500	754,000	754,000	Year End Roll	1/3/2019
2018	104	FV	361,700	3800	4,500.	344,100	709,600	709,600	Year End Roll	12/20/2017
2017	104	FV	339,300	3800	4,500.	288,600	631,700	631,700	Year End Roll	1/3/2017
2016	104	FV	339,300	3800	4,500.	288,600	631,700	631,700	Year End	1/4/2016
2015	104	FV	283,300	3800	4,500.	249,800	536,900	536,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:31:41

LAST REV

Date	Time
03/03/21	12:51:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12761

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVEY FREDERIC	76942-517		2/11/2021	Estate/Div		No	No		Deed of Distribution
SEAVEY ELEANOR	73271-52	1	9/13/2019	Convenience	1	No	No		Frederic G Seavey Sr. dod 2/28/2020
SEAVEY FREDERIC	73112-347	1	8/15/2019	Convenience	1	No	No		
	9135-595		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2006	204	Siding	27,445			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2009	Inspected	163	PATRIOT
12/17/2008	Measured	372	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
1/26/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	8									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13701296
Const Adj.:	1.00989902
Adj $ / SQ:	195.206
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631916
Depreciation:	166826
Depreciated Total:	465090

COMMENTS

FFL OIL HEAT/SFL GAS HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

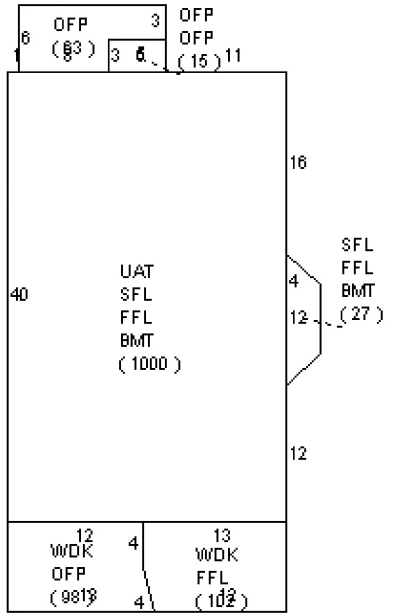
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	195.21
Special Features:	0	Val/Su Net:	121.63
Final Total:	465100	Val/Su SzAd	215.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,129	195.210	220,387
BMT	Basement	1,027	66.170	67,961
SFL	Second Floor	1,027	195.210	200,476
UAT	Upper Attic	250	78.080	19,521
WDK	Deck	200	11.110	2,222
OFP	Open Porch	191	25.390	4,849

Net Sketched Area:	3,824	Total:	515,416
Size Ad	2156	Gross Area	4574	FinArea	2361
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1940	19.13	T	50	104			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800